

housing as development slows. This is a particularly heightened issue within the planning area because Big Pine Key has traditionally been perceived as a "bedroom-community" for workers employed in the cities of Key West and Marathon. As existing dwelling units become more valuable due to growth restrictions, redevelopment of units which may now be affordable into market-rate units becomes more attractive to many owners. This pressure is too great to overcome with the use of incentive-based programs so the normal means of retaining affordable housing is to require new affordable units to remain affordable for a specified period of time. County regulations now require a period of fifty years for new affordable units to remain affordable.

Certain land use districts have been traditionally more accommodating to affordable types of housing including commercial districts (as employee housing), mobile home, and duplex or multi-family districts.

### **Analysis of Community Needs**

#### Define Residential Development

There is a need to clearly define the types and locations of residential development to be permitted. Most residential development will take place in subdivisions but further clarification is needed to address housing in other Tier II and III areas (e.g., commercial and mixed use) and to firmly establish future zoning guidelines for these areas.

#### Revise ROGO

The dwelling unit allocation system (ROGO) will need to be revised to implement the Tier System Overlay Map and to be consistent with the Master Plan and HCP. The Tier system incorporates most of the factors used in the existing ROGO to assign negative and positive points. By using habitat value, species protection and location as the basis of Tier designation a simplified allocation system can be developed. The revised system should be based on encouraging development to occur in infill areas, Tier III, and discouraging development, using weighting categories, in Tiers I and II. The system should also include additional major negatives for any development proposed in the Key deer corridor or on No Name Key and within the 500 meter buffers of Lower Keys Marsh Rabbit habitat (occupied or unoccupied).

#### Existing Affordable Housing Stock Inventory

The existing information on affordable housing within the planning area needs to be compiled including the types, locations, conditions, and projected longevity.

#### Affordable Housing Retention and Expansion

As the pool of housing becomes more limited, the incentive to redevelop existing affordable units into market-rate units may increase. There is a need to determine current and future trends and to take steps to ensure that affordable housing is retained or replaced and, if possible, expanded.

### **Recommended Strategies and Actions**

#### **Strategy 3.1**

Control the overall level of residential development for the next twenty years consistent with the community vision and the growth plan developed through the Livable CommuniKeys planning

process. Future development shall also be consistent with the incidental take permit and the accompanying Habitat Conservation Plan for the Florida Key Deer and Other Protected Species.

*Action Item 3.1.1:* Limit the total allocations for new residential units over the next 20 years to 200 units.

*Action Item 3.1.2:* Do not consider the replacement of existing, legally established residential units as of the date this plan as new development nor shall on-site replacement be considered to have any H impact.

*Action Item 3.1.3:* Permit residential units at a steady rate over the twenty-year planning horizon and encourage the distribution of units to designated infill areas. The Rate of Growth Ordinance (ROGO) and Tier Map Overlays shall be the mechanisms used to implement distribution patterns to minimize impact on the resource and rate of growth allocations.

*Action Item 3.1.4:* Allow residential units of any type listed in the applicable FLUM categories and land use districts with the exception that new transient residential units shall be prohibited.

*Action Item 3.1.5:* Permit employee housing in Tier I with a ROGO allocation or TRE within the planning area if the following criteria are met:

1. The FLUM designation is Institutional.
2. The institutional use was in existence prior to March 15, 1995.
3. The proposed development does not clear any native habitat.
4. It can be demonstrated that no additional traffic impacts will be generated from the development.
5. The residential use must remain a part of the institutional use and may not be used by a for-profit entity.

If the above criteria are met, the institutional housing shall be considered to be at a threshold of '0' points unless any other environmental points are applicable (i.e. the development is located within a deer corridor, Lower Keys marsh rabbit buffers, on No Name Key, etc.)

*Action Item 3.1.6:* Prohibit transfer of development rights (TDRs) from islands outside of the planning area to within the planning area pursuant to Policy 101.13.4. Additionally, TDRs and transferable ROGO exemptions (TREs) within the planning area shall not be transferred from a higher (infill) tier category to a lower (conservation-open space) tier category, except as provided for in Action Item 3.1.5. Transfers to and from the same tier category are permitted except in Tier I.

### **Strategy 3.2**

Revise the Comprehensive Plan policies regulating the rate and allocation of residential growth to adjust for allocation according to the Tier System for Big Pine Key and No Name Key.

*Action Item 3.2.1:* Amend the current ROGO to base eligibility to compete in the allocation system upon the location of the proposed development with respect to the Tier System Overlay Map. Remove any direct references to the planning area from Sec. 9.5.122.3

*Action Item 3.2.2:* The revised ROGO for Big Pine Key and No Name Key shall include:

a. A threshold eligibility of "0" is required to enter the allocation system and compete for an allocation award;

b. Applications in Tier III have no negative points and therefore achieve the threshold and are automatically eligible to enter the allocation system. Baseline negative values assigned to Tier I and II applications are as follows:

Tier II	-10
Tier I	-20

Additional negative points will be accumulated based on the following criteria:

Identified Key deer corridor	-10
Within 500 meter buffer of Marsh Rabbit habitat	-10
No Name Key	-10

The above criteria are cumulative e.g. an application within Tier I (-20), a deer corridor (-10), and Lower Keys marsh rabbit habitat (-10) would have a total score of -40;

c. Points may be acquired to reach the threshold and to make the application more competitive through land dedication in Tier I or Tier II (two points) and by aggregating lots in Tier II or Tier III (three points). No aggregation of lots will be permitted in Tier I;

d. A competitive points based system will be used to award allocations to eligible applicants within each allocation period;

e. An additional perseverance point will be added for each year an applicant is in the system after year one;

f. Applications in Tier III, which entered the current ROGO allocation system prior to adoption of this plan will receive an additional perseverance point for every year they have been in the ROGO system. Applicants in Tier I and Tier II, if they acquire the points necessary to reach the threshold will also receive a point for every year in the system.

g. An applicant will be eligible to apply for administrative relief in five years if an allocation award has not been received. The form of relief will be property purchase for Tier I lands and either property purchase or permit award for Tier II and Tier III lands.

*Action Item 3.2.3:* Count as part of the 200-unit cap, the 30 residential units that have been awarded allocations for beneficial use and administrative relief. These units may be issued upon County approval of the HCP and need not be held for adoption of this Master Plan.

*Action Item 3.2.4:* Allocate residential units within the planning area at the rate of no greater than 10 in any given year. More than 10 residential awards may be allocated if the excess consists of affordable units, that may be accumulated and issued in any allocation period or "borrowed forward" from future allocations. The allocation rate in this policy replaces that in Policy 103.1.1 of the Comprehensive Plan, which shall be deleted from the plan.

*Action Item 3.2.5:* Reserve the 10 unit per year allocation rate provided in Strategy 3.2, Ac-

tion Item 3.2.4 (above) separately out of the Lower Keys annual allocation for the exclusive use of the Big Pine Key and No Name Key planning area for at least the first five years of the twenty-year planning horizon. This will provide for housing opportunities within the planning area that were not available during the temporary deferral of awards preceding adoption of this plan. At the end of five years, the need for and effect of a reserve allocation shall be reevaluated and the reserve either abolished or continued. However the planning area shall continue to bear its fair share of the minimum 20% affordable housing set-aside (i.e. 2 units per year) as part of the annual 10-unit allocation pursuant to ROGO requirements.

*Action Item 3.2.6:* Limit allocation awards in Tier I to no more than two percent of all residential units permitted over the twenty year planning period or a total of  $H = 0.022$ , whichever results in the lower H.

### **Strategy 3.3**

Retain and expand availability of affordable housing within the planning area to the greatest extent possible.

*Action Item 3.3.1:* Identify the locations and characteristics of the existing pool of affordable housing in the planning area. These areas shall be targeted for the formulation and implementation of retention and expansion mechanisms.

*Action Item 3.3.2:* Consider an incentive program for existing mobile home parks and other existing or potential affordable housing in the planning area to provide for retention of affordable status.

*Action Item 3.3.3:* Set aside a minimum of 20% (i.e., 2 per year) of dedicated ROGO units for affordable housing development within the planning area. This number may be adjusted during the annual BOCC review of the HCP status report.

*Action Item 3.3.4:* Consider provision of incentives for businesses to build affordable housing, including employee housing, in conjunction with their businesses on U.S. 1.

## GOAL 4

*Provide opportunities for redevelopment and expansion of existing businesses and limited new non-residential uses within the U.S. 1 Corridor on scarified lands.*

### Current Conditions Summary

The LCP process envisioned a redevelopment focus for the commercial uses within the planning area, primarily those near U.S. Highway 1 on Big Pine Key. The allocation of 47,800 s.f. of new commercial floor area represents the maximum, that may be needed to serve the additional 200 residential units (at the rate of 239 square feet per unit per year established by the Non-residential Rate of Growth Ordinance). Therefore, much of the new floor area is to be used for redevelopment and expansion of existing businesses.

The only commercial business (outside possible home-based businesses) located on No Name Key is an operating borrow pit. That site is used for materials extraction only and is not open to the public. Therefore the focus of discussion for non-residential development issues is Big Pine Key. Table 2.5 lists some characteristics of existing businesses on Big Pine Key.

Table 2.5 Big Pine Key commercial data.		
Commercial Type	Number	Floor Area
Retail	27	214,820
Restaurant	6	19,952
Financial	3	6,431
Office	10	40,392
Industrial	15	75,313
Indoor or Outdoor Storage	8	30,280
Auto or Marine Service	6	13,916
Service	21	89,200
<b>Total</b>	<b>96</b>	<b>490,304</b>
Source: Monroe County Planning and Environmental Resources Department		

Most businesses are located near U.S. Highway 1 in the central business area of Big Pine Key. This area was identified as the U.S. 1 Corridor Area for purposes of analysis during the LCP process. All of the businesses in Tier III are located in the U.S. 1 Corridor Area. It also appears at this time that the 47,800 square foot limit on commercial envisioned in the LCP process may be more than adequate to accommodate future expansions. Further analysis of existing commercial uses will help to identify where future commercial expansion is likely to take place and whether the 47,800 square foot limit is likely to be needed within the twenty-year planning horizon.

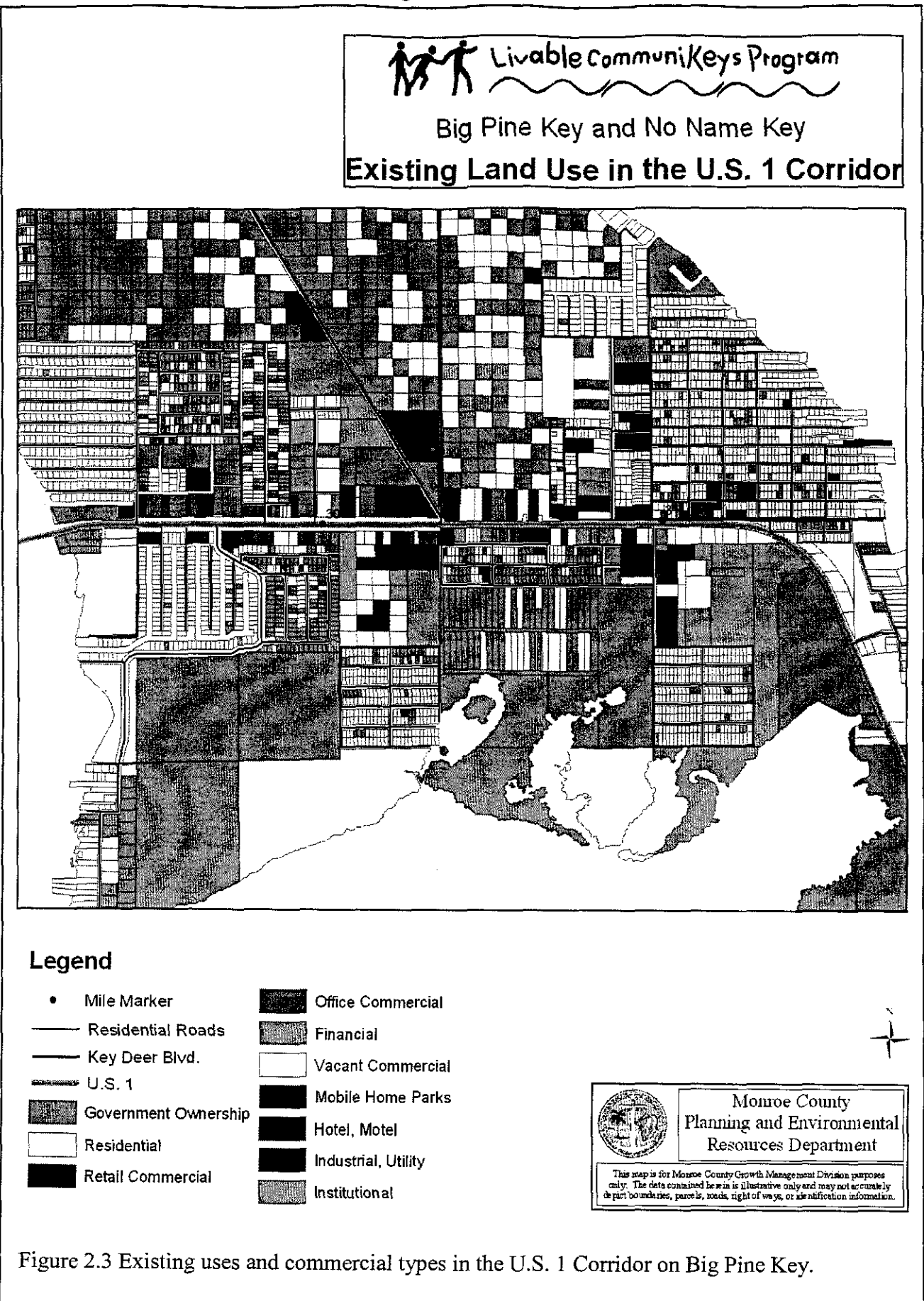


Figure 2.3 Existing uses and commercial types in the U.S. 1 Corridor on Big Pine Key.

Industrial uses are scattered throughout the U.S. 1 corridor area, however most do not directly front U.S. 1 but are located off of side streets. Many industrial uses operate 'in the open', that is to say they are not located entirely within a building structure. Concrete plants, marine repair shops, and auto yards typically only have a small building but much of the site is utilized for work and storage. Industrial uses are not currently subject to NROGO, therefore additional floor area for manufacturing, assembly, wholesaling, or distribution no allocation is necessary.

In January 2003 Monroe County proceeded with a design charrette planning process for the commercial corridor area of Big Pine Key. The charrette was a facilitated community discussion during which design concepts were developed and graphically assembled at the meeting for immediate reaction. The focus of the discussion was the U.S. 1 Corridor Area and the idea of a community center was presented as a layered concept based primarily on walking distance to the existing commercial center of Big Pine Key.

### **Analysis of Community Needs**

#### Define Commercial Development

There is a need to clearly define the types and locations of commercial development permitted. The proposed development plan includes redevelopment and infill of existing commercial uses in the U.S. 1 Corridor Area. The Tier Map shows Tier I and Tier III lands within the U.S. 1 Corridor Area. The HCP requirements place some limitations, especially on the intensities of uses that can be permitted if the maximum floor area (47,800 square feet) is to be accommodated. Further guidance on commercial redevelopment is found in the Smart Growth Initiatives (Policy 105.2.15) that call for the creation of Community Center Overlay districts where commercial redevelopment and infill may be encouraged.

During the LCP process the Community Center idea was expressed as the "Main Street" development alternative. While this alternative was not ultimately selected as the preferred development alternative it did convey an existing centralized business focus surrounding the Key Deer Boulevard/U.S. 1 intersection having potential for enhancement. The U.S. 1 Corridor Area Design Charrette held in January 2003 with the community also identified this intersection as a focus for future commercial development.

#### Revise NROGO

Some portions of NROGO are to be automatically updated as Master Plans for individual communities are completed. NROGO for Big Pine Key will need to be revised accordingly and will also need to be revised for compliance with the development limits set forth by the Master Plan and ITP. In addition, NROGO needs to be updated to implement the Tier System.

Although certain types of industrial floor area are not subject to NROGO, the HCP requires all increases in floor area to be considered development and must be accounted for in the total 1.1 H allowed over the 20-year horizon. Therefore, the H impact for new industrial floor area shall be calculated and subtracted from the total H allowed for commercial development.

## **Recommended Strategies and Actions**

### **Strategy 4.1**

Plan the overall level of non-residential development for the next twenty years to be consistent with the community vision and development plan selected through the Livable CommuniKeys planning process. It shall also be consistent with the incidental take permit and the accompanying Habitat Conservation Plan for the Florida Key Deer and Other Protected Species.

*Action Item 4.1.1:* Limit the total amount of new commercial floor area that may be permitted to 47,800 square feet over the twenty-year planning horizon. This amount may be revised at a later time based on data indicating a change is warranted.

*Action Item 4.1.2:* Designate the U.S. 1 Corridor Area as the area defined in the Big Pine/US 1 Corridor enhancement plan, incorporated herein by reference.

*Action Item 4.1.3:* Direct non-residential development and redevelopment to infill in existing non-residential areas on Tier II and Tier III lands, mainly in the U.S. 1 Corridor Area. New commercial development will be limited to disturbed or scarified land – no clearing of pine-lands and/or hammock will be permitted.

*Action Item 4.1.4:* Prohibit new non-residential development in Tier I. Redevelopment and expansion of existing institutional uses in Tier I is allowed, but is restricted to disturbed or scarified land.

*Action Item 4.1.5:* Create a Community Center Overlay on Big Pine Key pursuant to Policy 105.2.15 of the Comprehensive Plan where Tier III infill and incentives for redevelopment will be encouraged. The Community Center Overlay will cover the area described as the Village Center as defined in the Big Pine Key/U.S. 1 Corridor Enhancement Plan.

*Action Item 4.1.8:* Prohibit the following new uses or change in use:

- a. Any high intensity use (based on trips generated per day).
- b. Outdoor storage as a principal use.
- c. Outdoor retail sales as a principal use.

*Action Item 4.1.9:* Limit new commercial uses to medium and low intensity uses with corresponding limitations on trip generation. This restriction replaces those in Policy 103.1.1 of the Comprehensive Plan. Policy 103.1.1 shall be deleted from the plan.

*Action Item 4.1.10:* Create a new land use district category called Light Industrial (LI) for the purpose of more appropriate definition and accommodation of existing light industrial uses on Big Pine Key. The LI category may be considered for parcels within the Mixed Use/Commercial (MC) FLUM category that do not border on U.S. Highway 1 and are currently occupied by light industrial uses such as, but not limited to construction material and lumber yards, outdoor and/or enclosed storage, warehouses and distribution centers, auto and marine services.

*Action Item 4.1.11:* Prohibit new light industrial uses in the Suburban Commercial land use district fronting on U.S. 1.



*Action Item 4.1.12:* Count H impact for new industrial square footage, even if exempt from NROGO, as part of the total 1.1 H available for development activities over the 20-year planning horizon. The H used for industrial development shall be counted as a part of the H to be used for commercial development.

**Strategy 4.2**

Revise the comprehensive plan policies regulating the rate and allocation of non-residential growth to adjust for allocation according to the Tier System.

*Action Item 4.2.1:* Revise the non-residential rate of growth ordinance (NROGO) to base eligibility to compete in the system upon the location of the proposed development with respect to the Tier System Overlay Map and make the following changes to the NROGO point system:

- a. Revise Criterion 6 to delete Big Pine Key and No Name Key from the critical habitat list.
- b. Revise Criterion 1 to encourage, by awarding positive points, both infill development and the redevelopment of existing commercial properties in Tier III to bring them into closer conformance with the current comprehensive plan and land development regulations. This point criterion shall not apply to the redevelopment of historic resources.
- c. Add an evaluation criterion, that encourages, by awarding positive points, the location of new commercial floor area within the U.S. 1 Corridor Area and within the Community Center Overlay area.

*Action Item 4.2.2:* Allow new commercial square footage allocation awards to exceed 2,500 square feet per site within the designated Community Center Overlay provided they follow adopted design guidelines (see Community Character Element).

*Action Item 4.2.3:* Prohibit the transfer of commercial floor area from outside the planning area pursuant to NROGO. Transfer of commercial floor area from one site to another entirely within the planning area may be allowed provided the receiver site is located within the designated Community Center.

## GOAL 5

*Maintain the viability of existing community organizations by providing opportunities for limited redevelopment and expansion.*

### Current Conditions Summary

The LCP/HCP process sought to ensure that existing community organizations could remain viable and expand according to their needs within existing zoning limitations. Table 2.7 lists these organizations.

Table 2.7 Institutional uses located on Big Pine Key.			
Civic	Parcel	Zoning	Tier
Lion's Club	108770	NA	1
Lower Keys Property Owners	309070	IS	2
Moose Club	111070	SR	1
Religious			
St. Francis	110040	NA	1
Lord of the Seas	111074.068	NA	1
Big Pine Baptist	111470	SR	3
Big Pine Methodist	111450	SR	3
Vineyard Christian	111170	SR	1
St. Peter's	110400	SC	3
Other			
Memorial Gardens Cemetery	110830.0001	I	3
Big Pine Neighborhood Charter School	111420.0023	SC	3
Seacamp	247000	MU	1

Source: Monroe County Planning and Environmental Resources Department

All of these institutional uses have been existing for at least 20 years and no new uses are anticipated at present. A number of these institutions have expressed an interest in redevelopment of existing square footage or a limited expansion to better serve the needs of the present population.

### Analysis of Community Needs

#### Plan for Future Community Organization Needs

The existing community organizations in the planning area have been identified. Some have built their current land ownership to capacity while others have expressed a desire to expand. The permitted action under the HCP will allow for a limited amount of expansion needs. For the remaining facilities there is a need to define the future potential for expansion and maintain flexibility so that future requests can be handled.

## **Recommended Strategies and Actions**

### **Strategy 5.1**

Allow the limited expansion of existing community religious, civic and institutional organizations over the next twenty years consistent with the community vision and development plan and with the incidental take permit and the accompanying Habitat Conservation Plan for the Florida Key Deer and Other Protected Species.

*Action Item 5.1.1:* Expansion of non-public institutional floor area and uses is allowed in all Tier designations within the planning area, but only on lands currently owned by the organizations on the date of the issuance of the Incidental Take Permit, to ensure avoidance and minimization of impacts to the Key deer and other covered species.

*Action Item 5.1.2:* Limit floor area allocations to 2,500 square feet per organization, per year.

*Action Item 5.1.3:* Monitor the total amount of new floor area allocated towards expansion of existing non-public institutional uses as specific proposals are received. At the point where new floor area is expected to exceed the H units budgeted, consider allocation of H from commercial or public facilities categories to fulfill community organization needs for both existing expansions and new uses. Include this as a discussion item during presentation of the annual report and obtain Board of County Commissioners' approval prior to revising the H budget.

*Action Item 5.1.4:* Allow allocation and permit issuance for non-public institutional floor area at any time during the twenty-year planning horizon.

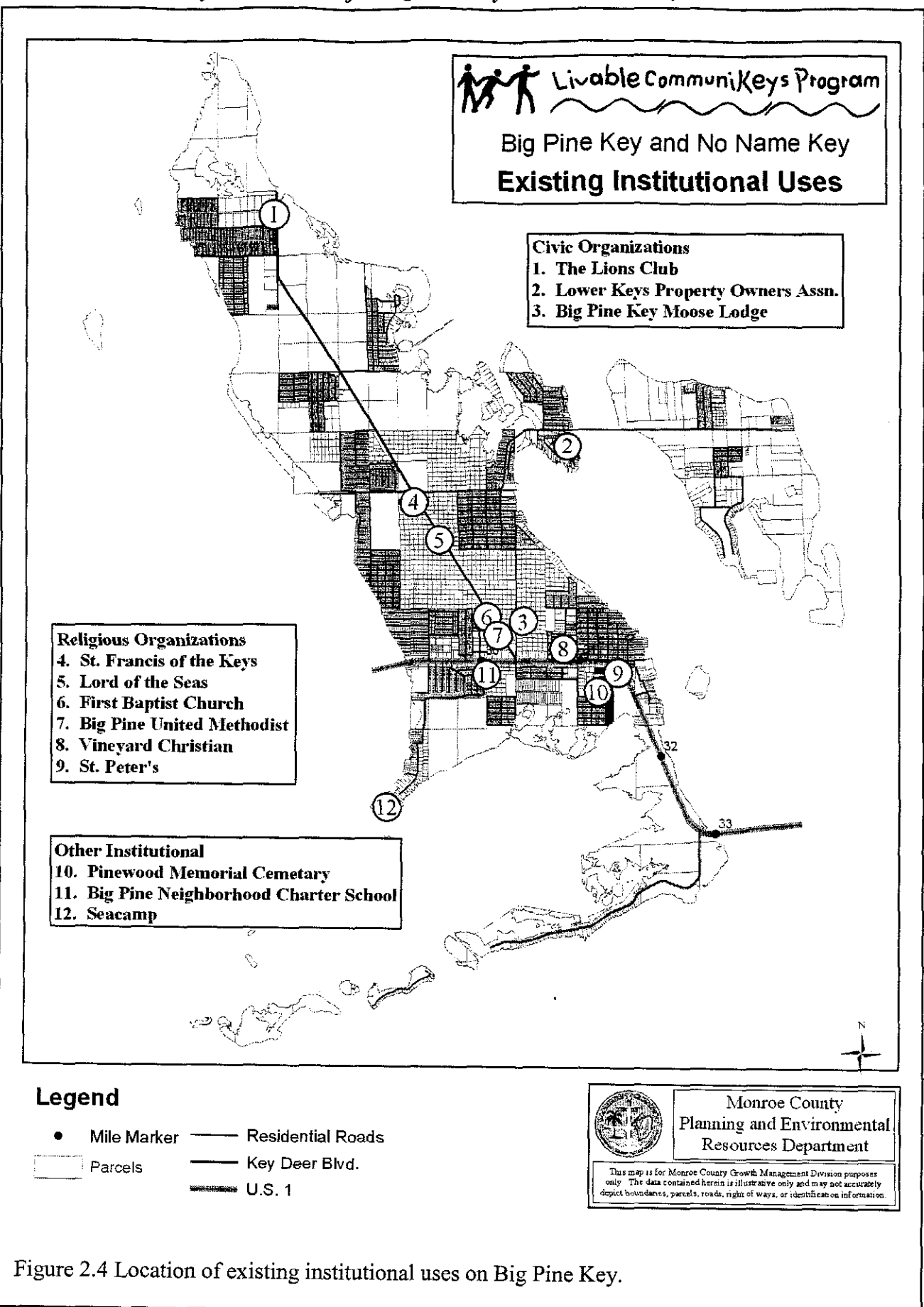


Figure 2.4 Location of existing institutional uses on Big Pine Key.

## GOAL 6

*Provide facilities for the active and passive recreational needs of all age groups in the community while avoiding unnecessary impacts to the protected species*

### Current Conditions Summary

The LCP process identified a strong need for recreational facilities. The final vision included addition of a major park and recreational facility somewhere within the planning area and the possible addition of some smaller parks. The county is moving forward immediately with planning for the major park. The old Mariner's Resort property on the eastern shoreline of Big Pine Key has been purchased and the county is proceeding with plans for major recreational facilities at that site. Scarified land both north and south of US-1 at the western end of Big Pine Key is also publicly owned and was identified as an area that may be appropriate for a passive sunset park.

Other major county-owned recreational sites within the planning area include Watson's Field and the Blue Heron facility. Scattered "pocket parks" maintained by the county or by individual neighborhoods also exist throughout the planning area. The county has a branch library located in the Winn Dixie Shopping Center and arrangements have been made to expand the library into existing vacant floor area at that site. This expansion may be able to accommodate some meeting facilities for the community although the extent of this is not yet known. For public hearings and meetings the community uses facilities located at the Big Pine School or at one of the community organization buildings on Big Pine Key.

### Analysis of Community Needs

#### Develop Major Recreational Facilities

Monroe County has recently purchased the old Mariner's Resort property for development of major recreational facilities on Big Pine Key. The planning process for this site has begun. This will fulfill the need for one large recreational site anticipated during the LCP/HCP process. Two more sites of approximately 3 acres each were also anticipated. These will most likely be located near U.S. 1. During the LCP process, a desire by the Catholic Church to possibly build an athletic field on their property was also identified.

#### Expand County Branch Library

The Big Pine branch of the Monroe County Library is in need of expansion. The Big Pine community is also in need of reliable meeting facilities that may or may not be connected to the library. Therefore, an allowance for a 7,500 square foot facility (5,000 s.f. expansion over existing) was included in the HCP modeling effort. Although the library is planning to expand at its current leased site, the accommodation of a new building should remain in the Master Plan to allow planning flexibility over the entire twenty-year horizon.

Plan Neighborhood Recreation.

The extent of existing neighborhood recreational facilities such as playgrounds and boat ramps needs to be identified and the sites evaluated. These areas should be evaluated for utilization of existing facilities and the need for new facilities. The HCP modeled up to seven new "pocket park" sites in designated subdivisions.

**Recommended Strategies and Actions****Strategy 6.1**

Plan for recreational and community facilities over the next twenty years to be consistent with the community vision and development plan selected through the Livable CommuniKeys planning process to meet the needs of Big Pine Key and No Name Key residents. Planned facilities shall also be consistent with the incidental take permit and the accompanying Habitat Conservation Plan for the Florida Key Deer and Other Protected Species.

*Action Item 6.1.1:* Designate and develop the property currently known as "Mariner's Resort" for the purpose of meeting the active recreation needs of the community over the twenty-year planning horizon.

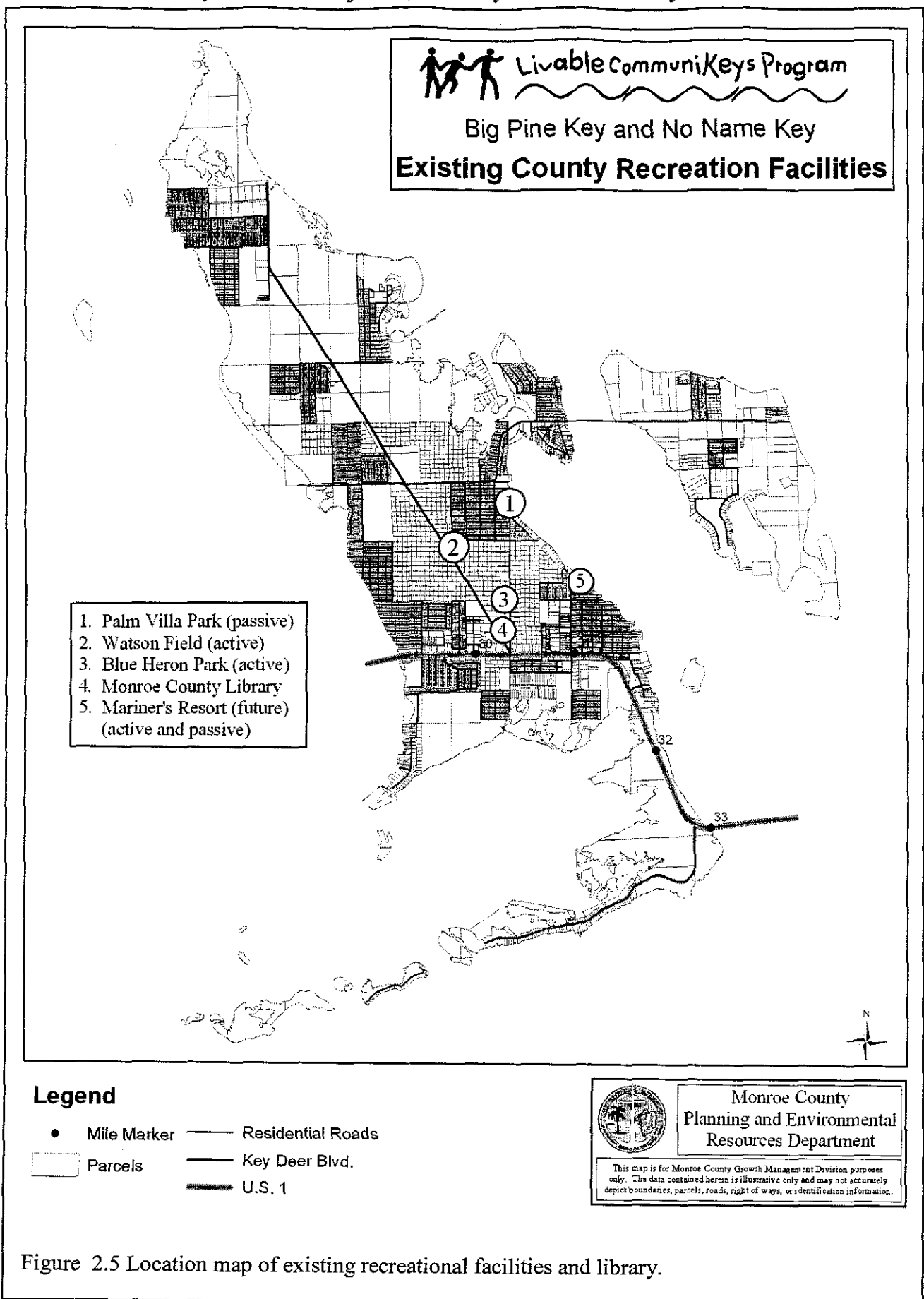
*Action Item 6.1.2:* Allow up to three new public parks on disturbed and/or scarified uplands to be located within the U.S. 1 Corridor Area. The intent of this Action Item is to provide for the needs of the Florida Keys Overseas Heritage Trail and the U.S. 1 Corridor Area design guidelines (see Community Character Element). Therefore, these two purposes shall be given priority for park designation.

*Action Item 6.1.3:* Allow up to seven new neighborhood "pocket parks" on disturbed and/or scarified lands in any of the following subdivisions:

- Pine Channel Estates
- Cahill Pines and Palms
- Doctor's Arm
- Palm Villa
- Sands
- Eden Pines Colony
- Port Pine Heights

Neighborhood parks are intended to provide minor local recreational opportunities within walking and/or biking distance of most residents served. Pocket parks may include passive and or active recreational uses such as green space, boat ramps, tennis courts, volleyball courts, playgrounds and similar uses.

*Action Item 6.1.4:* Allow expansion of the existing county library to be located on scarified/disturbed uplands within the U.S. 1 Corridor Area.



## GOAL 7

*Provide adequate public facilities to serve the existing and future needs of Big Pine Key and No Name Key*

### Current Conditions Summary

Certain public facilities are already planned including sewer and stormwater facilities within the twenty-year horizon. The Monroe County Sanitary Wastewater Master Plan sets out priorities for provision of advanced wastewater treatment to county "hot spots" where collection and centralized treatment systems are recommended. Facilities are required to be available by the Year 2010 in order to fulfill comprehensive plan mandates. Even if this schedule falls behind, it is safe to assume that these facilities will be built within the twenty-year planning horizon of this Master Plan. Major subdivision areas slated for package treatment and collection facilities include Sands Subdivision and surrounding subdivisions, the Doctor's Arm/Tropical Bay area, Eden Pines Colony subdivision, the Tropical Key Colony/Pine Channel Estates area, and Port Pine Heights subdivision.

The Stormwater Management Master Plan contains mainly regulatory and nonstructural improvement recommendations for handling stormwater. The plan does have a list of retrofit projects but none of them are located within the planning area. Therefore, at present it is assumed that there will be no major public stormwater collection systems installed.

Several buildings house government services in planning area now. The following is a list of the existing non-recreational government facilities:

Monroe County:	Big Pine Animal Shelter
	Emergency Response Facilities
	Library
	Police Substation
State of Florida:	Road Prison
	Department of Children and Families
U.S. Government:	National Key Deer Refuge offices and facilities
	U.S. Forest Service

Monroe County anticipates the need to expand emergency response facilities and is currently proceeding with expansion plans. Other types of government services are not normally planned into a timeframe beyond five to seven years. Therefore, without knowing what additional government services may be needed in the planning area over the twenty-year horizon, floor area was reserved for government service uses in the preferred land use scenario during the LCP/HCP process.



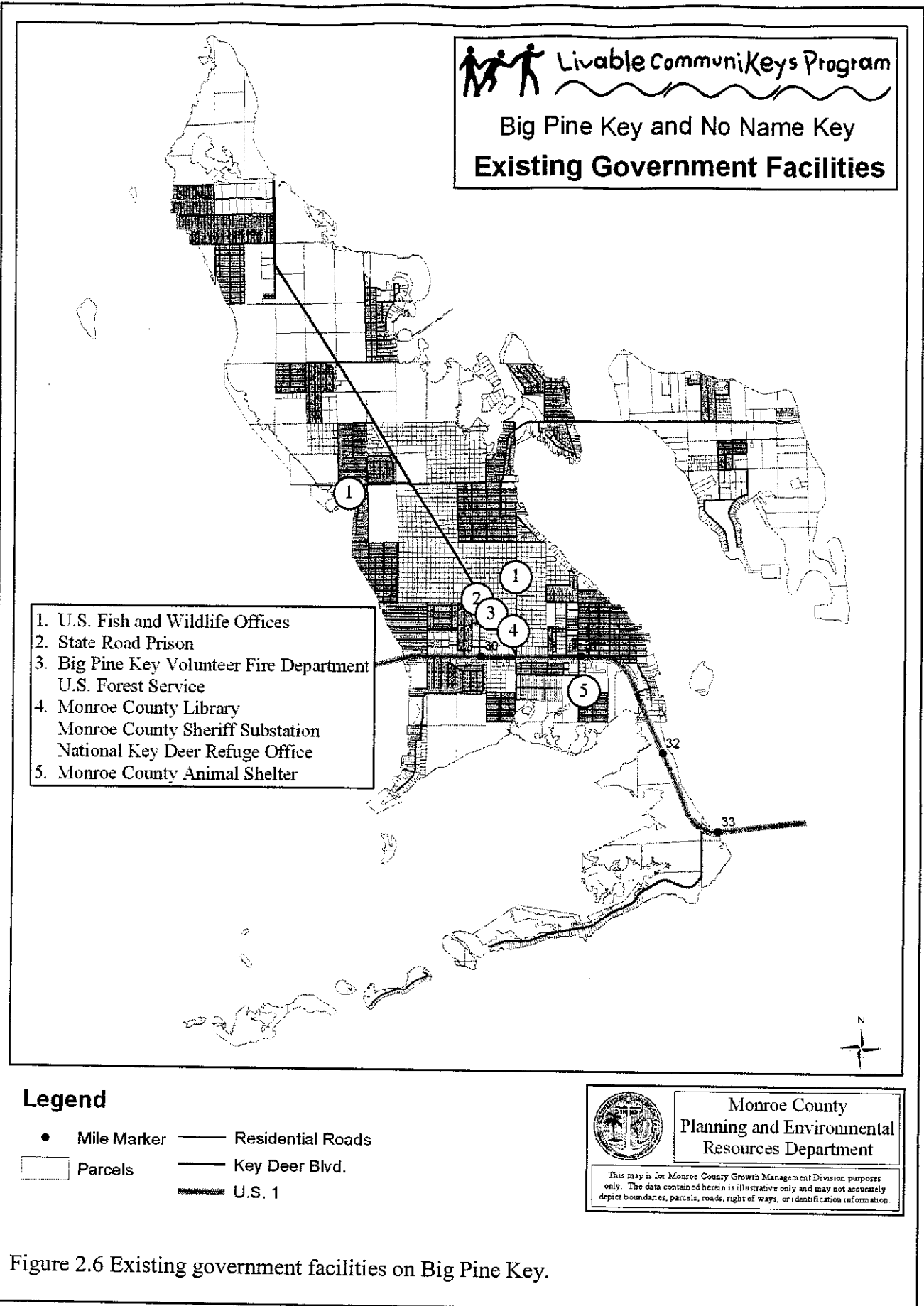


Figure 2.6 Existing government facilities on Big Pine Key.

## **Analysis of Community Needs**

**Public Buildings.** There is a need to project and address the maintenance of existing public facilities on Big Pine Key, including expansions necessary to maintain an appropriate level of service into the twenty-year horizon. Of the existing facilities analyzed during the LCP/HCP process, the only identified expansion need was an addition to the emergency services facilities to be built in 2003. Due to the usually short planning horizon for capital facilities at the county level (5 years or less), additional floor area for future government office space was modeled in the HCP. In the case of Big Pine Key, however, there is a need for further analysis of public facilities into the twenty-year planning horizon. This will help anticipate future needs and identify mechanisms to meet changing conditions.

**Wastewater and Stormwater Facilities.** According to the county's Sanitary Wastewater Master Plan and Stormwater Management Master Plan, these types of facilities are scheduled to be installed in the planning area within the twenty-year horizon. Potential sites for sewage treatment facilities have been identified and were included in the LCP/HCP planning process. Potential sites for stormwater treatment have not been identified. Collection systems will be installed along existing roads. Although the timing of these facilities is laid out in their respective plans, implementation of both plans has fallen behind schedule. Therefore, there will be a need to monitor this situation. There is probably also a need to re-evaluate projected sewer and stormwater layouts in light of new development assumptions for Big Pine Key introduced through the LCP/HCP process.

## **Recommended Strategies and Actions**

### **Strategy 7.1**

Limit development of new and expanded public facilities to the level necessary to adequately serve existing and future development over the twenty-year planning horizon. Public facilities development shall also be consistent with the incidental take permit and the accompanying Habitat Conservation Plan for the Florida Key Deer and Other Protected Species and the Year 2010 Comprehensive Plan.

*Action Item 7.1.1:* Install a sanitary sewage treatment system in accordance with the Monroe County Sanitary Wastewater Master Plan. Components may include centralized or cluster facilities for collection and treatment, all of which shall be developed on disturbed and/or scarified uplands or in existing rights-of-way. The projected sewage treatment requirements for the planning area should be revisited and confirmed to be consistent with the final development plan adopted pursuant to the Master Plan and the HCP.

*Action Item 7.1.2:* Allow installation of stormwater treatment systems in accordance with the Monroe County Stormwater Management Master Plan. Any facilities installed for centralized collection and treatment should be developed on disturbed and/or scarified uplands or in existing rights-of-way.

*Action Item 7.1.3:* Allow development of new and/or expanded public offices to be located on disturbed and/or scarified uplands within the U.S. 1 Corridor Area.

*Action Item 7.1.4:* Allow expansion of emergency response facilities on scarified uplands at their current location on Big Pine Key.

*Action Item 7.1.5:* Public facilities may be built at any time during the twenty-year planning horizon.

*Action Item 7.1.6:* Monitor the total amount of new floor area allocated towards public facilities as specific proposals are received. At the point where new floor area is expected to exceed the H budgeted, consider allocation of H units from the non-residential category as needed. Likewise, at any point where the Board of County Commissioners identifies the H budget towards government uses to exceed actual needs, consider re-allocation of H from public uses back to private uses. Include this as a discussion item during presentation of the annual report and obtain Board of County Commissioners' approval prior to revising the H budget.

## GOAL 8

*Recognize the community's desire for certain accessory uses and security fencing by allocating a limited amount of H-value for these uses.*

### Current Conditions Summary

In analyzing the impact of habitat development on the population viability of the Key deer, the PVA model considered loss of all habitat within each individual parcel developed. Fencing of a parcel was likewise modeled as a complete loss of habitat from that parcel because fencing makes the habitat inaccessible to deer. Because the model was based on the current status of access by deer to all parts of the planning area, the fencing of new vacant habitat was generally considered unacceptable. Fencing of developed parcels in Tier II and III was acceptable because the model assumed most of the habitat value is already lost from the developed parcel for the incidental take permit.

Accessory uses are those that serve or support a principal use development. Residential accessory uses may include such items as storage sheds, gardens, play equipment, swimming pools or boat docks. Commercial accessory uses may include such items as storage, trash enclosures, sewage treatment plants, signage, parking lots, and other uses or equipment specific to the business being served.

Monroe County has considered one means of retiring development rights through the purchase of subdivision lots and resale to adjacent developed lot owners at a reduced price. The possibility of building accessory uses on these lots may make this mechanism more attractive to adjacent owners. Therefore the county expressed a desire for approximately 250 vacant "accessory lots" in Tiers II and III to be modeled in the PVA and included as a development impact in the HCP.

### Analysis of Community Needs

#### Clarify Regulatory Status of Fences and Accessory Uses

The Master Plan needs to specify the appropriate locations for fences and accessory uses based on the HCP model. Appropriate design standards for fences within the planning area are already contained in the land development regulations and should be retained through the planning horizon.

### Recommended Strategies and Actions

#### Strategy 8.1

Regulate the overall level of new habitat to be occupied by accessory uses and/or enclosed by fences over the next twenty years consistent with the level of habitat alteration contained in the incidental take permit and the accompanying Habitat Conservation Plan for the Florida Key Deer and Other Protected Species.